

Sumter City-County Planning Commission

June 22, 2016

MSP-16-16/HCPD-16-11 – 2607 Broad Street – Courtyard by Marriott (City)

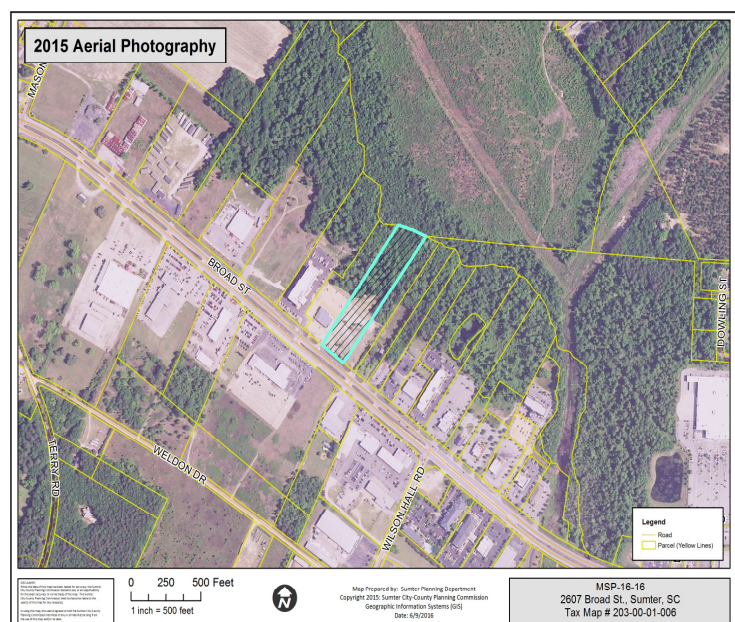
I. THE REQUEST

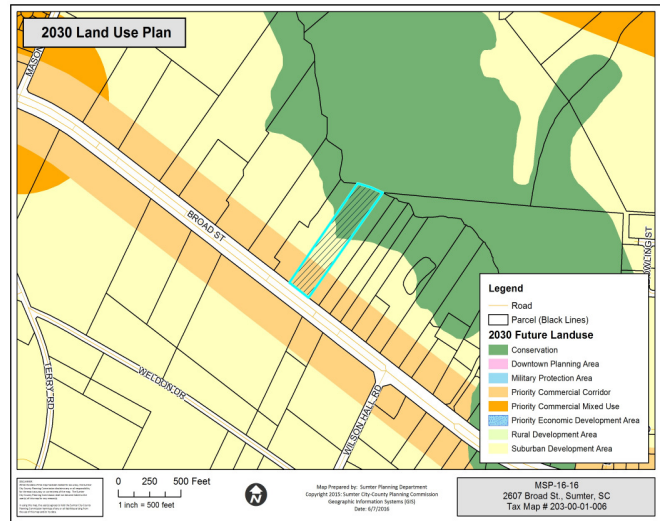
Applicant:	Mr. Raj Patel, Ambelal Hotel Group
Status of the Applicant:	Property Owner / Developer
Request:	Request for Major Site Plan and Highway Corridor Protection District design review approval for a four-story, 85 room hotel ‘Courtyard by Marriott.’
Location:	2607 Broad Street
Size of Development:	4.32 acres
Present Use/Zoning:	Vacant / Zoning: General Commercial (GC) with Highway Corridor Protection District (HCPD) Overlay
Proposed Use of Property:	Four-story, 85 room hotel
Tax Map Reference:	203-00-01-006

II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District design review approval in order to construct a four-story, 85 room “Courtyard by Marriott” hotel with 94 paved parking spaces (71 regular, 19 compact, 4 handicap accessible), along with associated buffering and landscaping on +/- 4.32 acres of property at 2607 Broad Street. The extent of the development area is indicated in the graphic to the right.

The tract has approximately 190 linear feet of frontage along Broad Street, and is accessed via an existing right-in / right-out shared driveway with Buffalo Wild Wings. The site also internally connects with Springhill Suites.





Sumter 2030 Comprehensive Plan & Zoning Compatibility:

The 2030 Plan designates this area as being within a Priority Commercial Corridor and the Suburban Development Planning Area. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. The 2030 Comprehensive Plan directs both small scale (area supportive) and large scale (destination) commercial uses to the priority commercial corridor areas that includes major intersections and arterial corridors such as the Broad Street.

The rear portion of the property is located within the Conservation Planning Area. However, no development will be occurring within this area.

Based on the goals, policies and objectives set forth in the Sumter 2030 Comprehensive Plan and General Commercial (GC) zoning designation, implementation of the proposed development is compatible with the plan and surrounding uses.

Environmental:

The rear portion of the property is located within a regulatory floodplain. Additionally, the National Wetlands Inventory indicates the presence of wetlands in the rear of the property. However, the project will not disturb any wetland or floodplain areas.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a set of civil plans including a landscape plan titled, “Courtyard by Marriott, 2607 Broad Street, Sumter, SC 29150” prepared by Jones and VanPatten, LLC, dated May 26, 2016. Additionally, exterior elevations have been submitted for review.

Copies of the Site Plan (C3), Building Exterior Elevations (211) and Landscape Plan (L1) have been included in this packet for review.

Site development will adhere to the General Commercial (GC) zoning district standards. Based upon staff review, the proposed development meets the following minimum standards and development criteria:

- Setbacks:
 - Front, from all streets – 45 ft.
 - Side – 0 ft.
 - Rear – 20 ft.
- Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 92%

Parking Plan:

Based upon the criteria found in *Article 8, Section I of the Sumter City Zoning and Development Standards Ordinance*, hotels must provide a minimum of 1.1 space per hotel room. A minimum of 4 spaces must be designated as handicap. All parking will be located interior to the site at the front and rear of the property, and along the sides of the building. Compact car parking is located at the rear of the property and limited to a maximum of 20% of the total required parking.

Submitted parking plans show the following:

- 71 regular 9 ft. x 19 ft. parking spaces
- 19 compact 8 ft. x 19 ft. parking spaces
- 4 handicap parking spaces

The main entrance to the hotel is located on the eastern side of the site and contains a covered entry as well as a loading/unloading space for deliveries.

The proposed parking lot plan meets the number of parking spaces required by Ordinance. The parking lot is proposed to be asphalt, with curb and gutter.













Landscape & Tree Protection Plan:

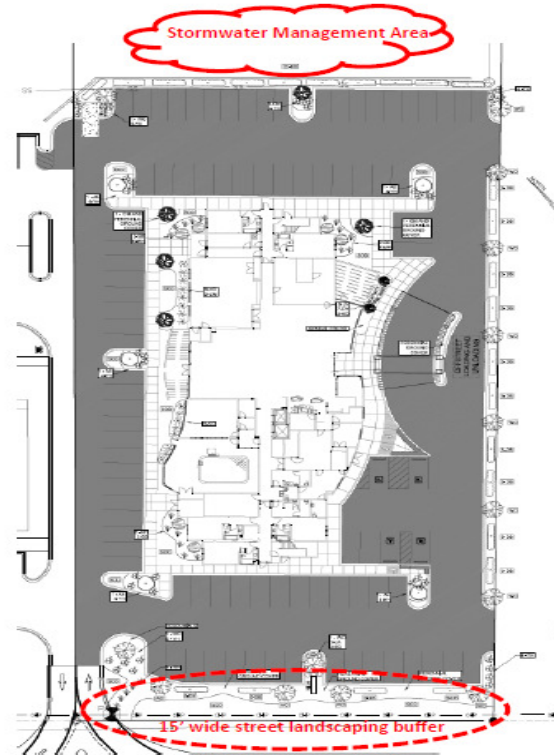
The submitted landscape plan is based upon the requirements of *Article 9* and makes accommodation for irrigated and mulched landscaping. Landscape buffers along the perimeter of the property and landscaping within the site meet or exceed minimum standards. The western perimeter of the site serves as a shared driveway. Therefore, a perimeter landscape buffer within this area is not achievable. However, the applicant agreed to increase the width of the street landscaping buffer from 10 ft. to 15 ft. in order to compensate for the lack of a western perimeter buffer. Staff finds this to be a reasonable proposal.

The majority of the project area of the site is barren. The existing treeline at the rear of the property, behind the existing stormwater management pond, will remain undisturbed.

The landscape plan has been attached to this report for reference. The table on the next page details the species, number, and minimum planting size for all proposed plantings.

Staff finds that the proposed landscape plan meets required standards.

SYMBOL	ABB.	SIZE	COMMON NAME	BOTANICAL NAME	QTY
	WO	2.5" CALIPER	WILLOW OAK	QUERCUS PHELLOS	19
	AE	2.5" CALIPER	ALLEE ELM	ULMUS PARVIFOLIA	5
	CM	1.5" CALIPER 6' TO 8'	NATCHEZ CREPE MYRTLE	LAGERSTROEMIA "NATCHEZ"	9
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	DB	15" TALL 3 GALLON	DWARF BUFORDI HOLLY	ILLEX BURFORDI	125
	LA	3 GALLON	LANTANA	LANTANA CAMARA	3
	ZG	3 GALLON	ZEBRA GRASS	MISCANTHUS SINENSIS	3
	JY	15" TALL 3 GALLON	JAPANESE YEW	TAXUS CUSPIDATA	2
	DY	3 GALLON	STELLA D'ORO DAYLILLIES	HEIMEROCALLIS 'STELLA D'ORO'	7
	KO	15" TALL 3 GALLON	KNOCK OUT ROSES	ROSA RADRAZZ	18
	SB	3 GALLON	SABAL PALMETTO	SABAL PALMETTO	6
	YH	3 GALLON	DWARF YAUPON HOLLY	ILEX VOMITORIA	43
	MH	3 GALLON	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	23

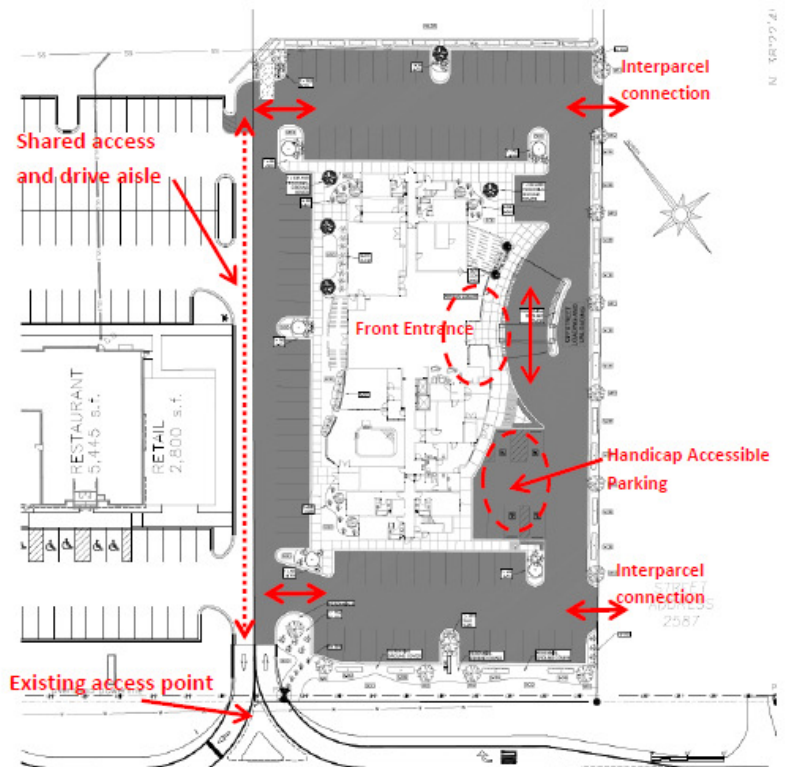


Traffic Impact Analysis & Access Management:

The tract has approximately 190 linear feet of frontage along Broad Street, and is accessed via an existing right-in / right-out shared driveway with Buffalo Wild Wings. The site also internally interconnects with Springhill Suites to the west of Buffalo Wild Wings.

The existing right-in/right-out access was previously approved and developed when the Buffalo Wild Wings restaurant was built. The western part of the site is accessed via a shared drive aisle. From this drive aisle the parking lot is accessible from two western access points, one at the front, and one at the rear. Two eastern access points provide for the possibility of interparcel connections to the property to the east.

The main entrance to the hotel is located on the eastern side of the site and contains a covered entry as well as a loading/unloading space for deliveries.



This commercial site was included in the Traffic Impact Study completed in April of 2011. The traffic study and subsequent improvements completed for Buffalo Wild Wings (MSP-14-46) also anticipated the additional future traffic impacts that would result from developing this site for commercial purposes. Therefore, no additional traffic analysis is required.

SC DOT

The access drive, deceleration lane, and pavement striping was constructed, inspected, and approved by SC DOT as part of the Buffalo Wild Wings development. On June 7, 2016, staff confirmed with SC DOT that no additional traffic analysis or encroachment permits are necessary for this project.

Stormwater Management:

The stormwater needs of this site were planned for during the design of the Buffalo Wild Wings site. This site shares an existing stormwater management pond with the Buffalo Wild Wings development.

Staff from the City of Stormwater Utility preliminarily reviewed the plans for this project. It appears that the overall runoff calculation for this site is lower than what was assumed in the original pond design. Therefore, additional detention area should not be needed.

Utilities:

Fire: The proposed structure will require a fire suppression system. Placement of fire hydrants and Fire Department Connections (FDC) are in compliance with regulatory standards. There are no outstanding issues.

Sewer & Water: The City of Sumter is providing sewer and water service. Utility plans have been submitted and reviewed by the Utility Department. There are no outstanding issues.

Sumter Airport Vicinity Zone

The site is located within the Sumter Airport Vicinity Zone. The proposed building height of 53' has been preliminarily reviewed by the South Carolina Aeronautics Commission and appears compatible with airspace height criteria. However, the applicant must still notify the FAA at least 30 days prior to commencing construction in order to obtain final approval.

Highway Corridor Protection District Design Review:

Proposed designs must conform to *Section 3.1.1 of the City of Sumter Zoning & Development Standards Ordinance*.

3.v.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the

Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

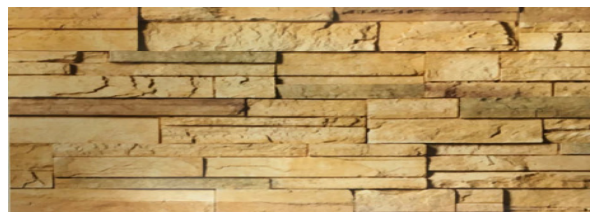
The proposed structure does not exceed the 60% threshold.

- b. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

Stacked stone veneer and EIFS (exterior insulating and finishing system) panels are the predominant masonry material being used on the body of the structure. A stacked stone feature will be utilized at the front and rear entrances.

A flat roof is proposed. However, the roofing system will be concealed by a parapet wall that is integrated into the facade of the structure. The proposed roof design is considered to be complementary and compatible with newer construction of similar type in the area and within the City of Sumter.

A complimentary color scheme that includes shades of tan and brown with green accents is proposed as shown in the colored rendering and paint samples below. A sample of the stacked stone veneer is also shown.



Other design features:

As shown in the illustration to the right, the side elevation of the hotel facing Broad Street incorporates multiple horizontal and vertical architectural relief elements in the facade. Additionally, a stack stone tower along with the proposed color scheme will enhance the aesthetic appearance. The north side of the hotel will be of similar appearance.

Dumpster Pad: The dumpster pad is located in the northwest corner of the rear of the property. The proposed dumpster screening is to be constructed of materials compatible with the main structure. Landscape screening is also proposed.

Signage: One freestanding pylon sign is proposed near the center parking lot landscape island facing Board Street.

A separate sign permit is required for all signage prior to installation.

Staff finds that the proposed plan meets the Highway Corridor Protection District standards.

IV. TECHNICAL REVIEW

There are no outstanding issues from Technical Review.

V. STAFF RECOMMENDATION

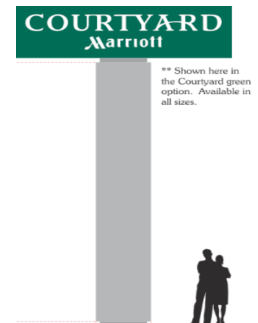
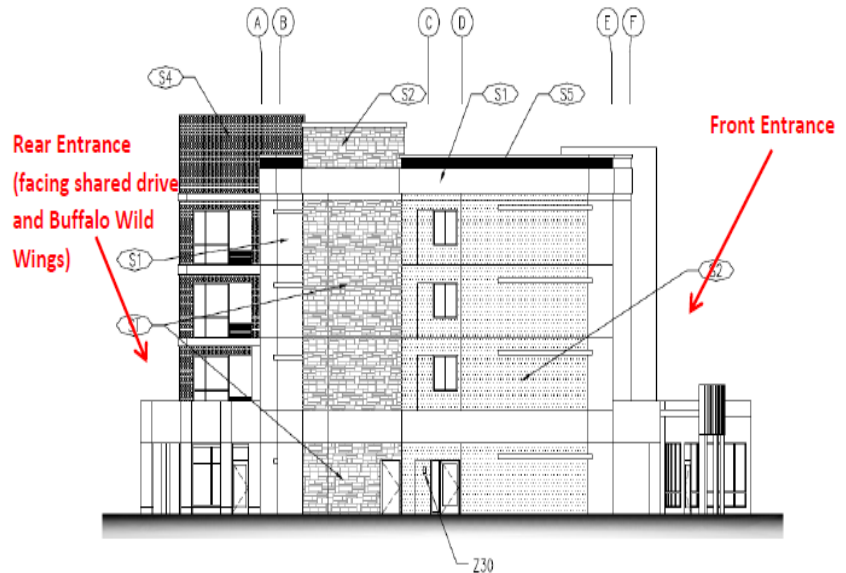
Staff has visited the site, reviewed the highway corridor and major site plan applications, met with the technical committee and recommends approval contingent upon the following:

- Final review and approval of stormwater management plan by City of Sumter.
- Notify the FAA at least 30 days prior to commencing construction in order to obtain final approval for compliance with height restrictions of the Sumter Airport Vicinity Zone.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-16-16 and HCPD-16-11, Courtyard by Marriott (City) subject to staff's recommendations and the submitted civil and landscape plans titled "Courtyard By Marriott, 2607 Broad Street, Sumter, SC 29150" prepared by Jones and VanPatten, LLC, dated May 26, 2016 with revisions through June 7, 2016, as well as exterior architectural elevations and colors submitted for review.



VII. PLANNING COMMISSION – JUNE 22, 2016

The Sumter City-County Planning Commission at its meeting on Wednesday, June 22, 2016, approved this request subject to staff's recommendations and the submitted civil and landscape plans titled "Courtyard By Marriott, 2607 Broad Street, Sumter, SC 29150" prepared by Jones and VanPatten, LLC, dated May 26, 2016 with revisions through June 7, 2016, as well as exterior architectural elevations and colors submitted for review.